



**12930**

**BRADLEY AVENUE**

SYLMAR, CA

**±57,695 SF  
FOR LEASE OR SALE**



**» HEAVY POWER  
» DOCK HIGH LOADING  
» FULLY SECURED**

Leased by:

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

Owned & Managed by:

**STREAM**<sup>®</sup>





# PROPERTY FEATURES

Building Size	±57,695 SF
Office	±9,310 SF
Lot Size	±2.21 Acres
Clear Height	21'–23'
Loading	4 DH/4 GL
Power	2,500 amps (expandable to 5,000 amps)
Infrastructure	Two 2,500 amp Switchgears
Gas Service	Yes
Sprinklers	100% Sprinklered
Parking	102 Stalls (additional street parking available)
Yard	Fully Secured
Zoning	M1 ( <a href="#">Link to Zoning Code</a> )
Access	Easy Access to I-5, 405, 210, & CA-118, 14

## ANTICIPATED PROJECT UPGRADES



Fully Refreshed  
Office



New Sprinkler  
System



Fresh Asphalt  
and Striping



New Warehouse  
Lighting



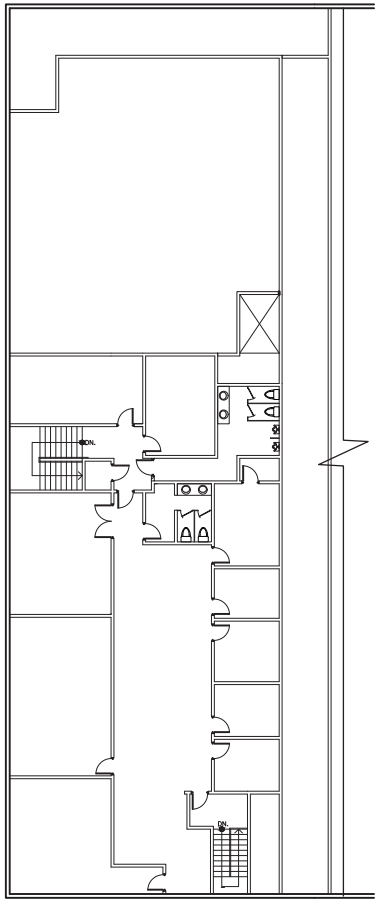
Redesigned Warehouse  
Functionality



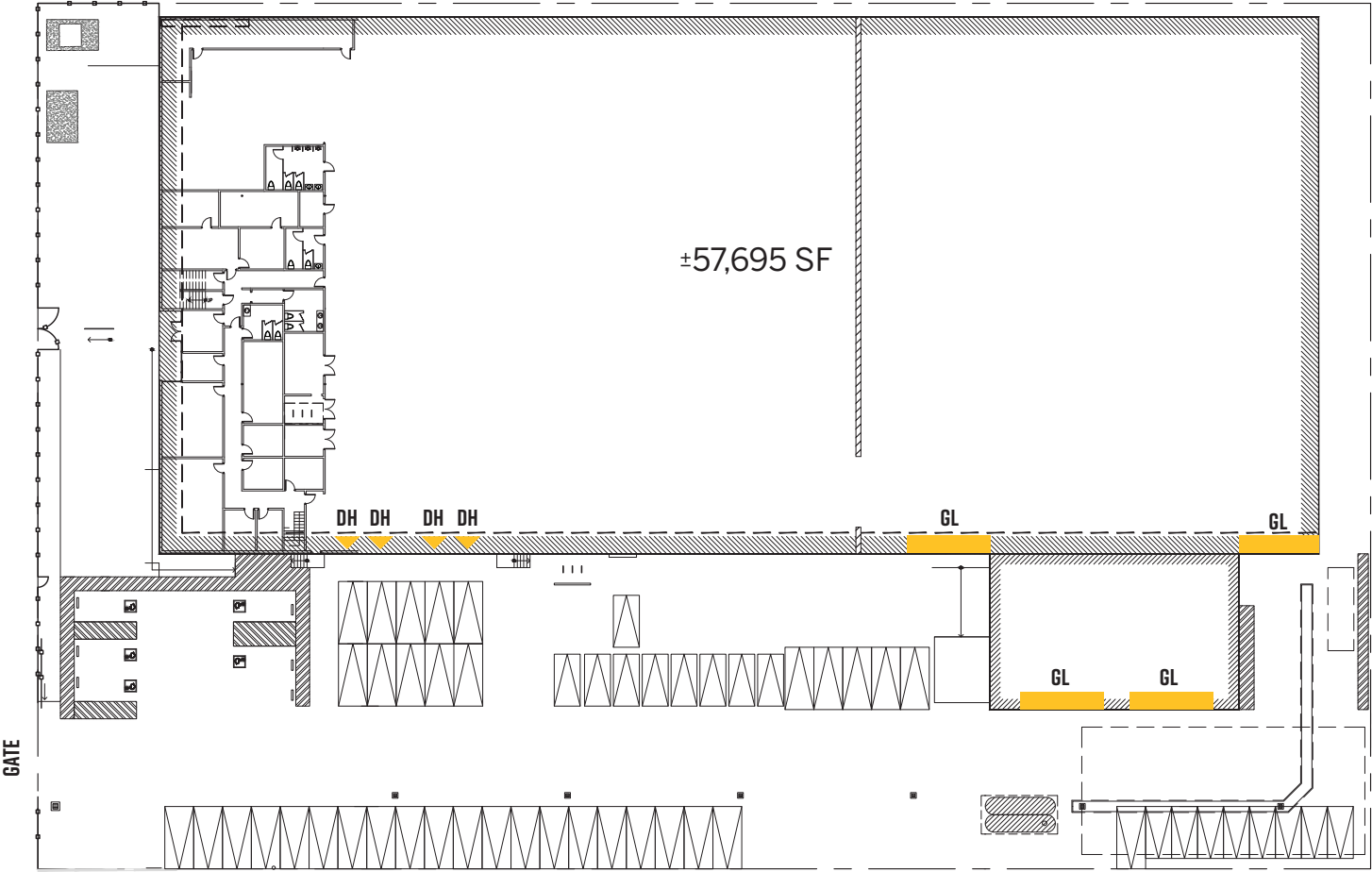
Institutional Property  
Management

# SITE PLAN

SECOND FLOOR OFFICE



FIRST FLOOR OFFICE





# CORPORATE NEIGHBORS & ACCESS



## LOCATION PROXIMITY



**±36 MILES**  
BNSF HOBART  
RAILWAY YARD



**±26 MILES**  
DOWNTOWN LA



**±33 MILES**  
LAX INT'L AIRPORT



**±50 MILES**  
PORTS OF LA &  
LONG BEACH



**±55 MILES**  
PORT OF HUENE









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**FOR LEASING INFORMATION, PLEASE CONTACT:**

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